

**DEVELOPMENT
OPPORTUNITY**



**17±
ACRES**

**PRELIMINARILY
APPROVALS**

105,000 SF WAREHOUSE

BUILDING SPECIFICATIONS

- 40' exterior building height
 - 15 tailgates
 - 1 drive-in door
- 5,000 SF office area
- Septic & well water

**411 DEMOCRAT ROAD
GREENWICH TOWNSHIP, NJ**



IMMEDIATE I-295 ACCESS AT EXIT 16B



5 MI TO EXIT 2

6 MI TO PA (VIA COMMODORE BARRY)
16 MI TO PHILA (VIA BEN FRANKLIN)
17 MI TO PHILAPORT
15 MI TO PHL, 90 MI TO EWR

FOR MORE INFORMATION

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SITE PLAN



411 DEMOCRAT ROAD
GREENWICH TOWNSHIP, NJ

Land For Sale
105,000 SF PRELIMINARILY APPROVED



DEMOGRAPHICS & LABOR STATISTICS

	1 MI	3 MI	5 MI
TOTAL POPULATION	1,878	17,894	49,237
HOUSEHOLDS	761	6,732	18,656
MEDIAN HOUSEHOLD INCOME	\$94,126	\$94,807	\$96,218
TOTAL LABOR FORCE	1,147	5,198	28,846
TOTAL BUSINESSES	87	538	1,887

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